



THE DORCHESTER, CRAIG Y DON PARADE

Llandudno

Offers in the Region of
£275,000

Bedrooms: 2 | Bathrooms: 2 | Receptions: 1

Offered with **no onward chain** and set in a prime position on Llandudno's iconic Promenade, this beautifully presented second-floor apartment offers a rare opportunity to enjoy luxury coastal living with panoramic views across the Bay, from the dramatic Great Orme all the way to the Little Orme.

Located at the Craig Y Don end of town, this stylish apartment forms part of an exclusive, well-maintained development with lift access, private parking, and a personal store room.

Entrance Hall – With entry intercom, decorative ceiling rose, and a large walk-in storage cupboard housing the boiler.

Open Plan Lounge / Diner / Kitchen – A bright, inviting space with a large bay window offering unbeatable views of the sea and promenade. Includes TV, satellite and phone points, and a stylish ceiling rose.

Kitchen – Fully fitted with a range of cream units, under-cabinet lighting, and integrated appliances including oven, gas hob, extractor, dishwasher, washer, and full-size fridge/freezer.

Bedroom One – A generously sized main bedroom with sea views and a private en-suite shower room.

Bedroom Two – Another spacious double room, ideal for guests or home office use.

Main Bathroom – Contemporary suite with bath and shower over, tiled walls and floor, and modern fixtures.

Additional Features:

- Secure basement storage room with power and lighting
- Allocated off-street parking
- Maintained communal areas under a professional Management Company

Tenure & Restrictions:

- Leasehold – 999 years from January 2004
- Service Charge – £2,080.20 per annum (paid bi-annually)
- Subletting permitted
- No pets or holiday lets allowed

A Coastal Lifestyle Awaits...

Whether you're looking for a stylish permanent residence or a low-maintenance seaside retreat, this exceptional apartment ticks all the boxes. Just a short walk from local cafes, shops, and the beach, it offers the perfect blend of peaceful living and convenient amenities.









Signature Property Partners - Phoebe Allen

07961 633 997

phoebe.allen@signaturepropertypartners.co.uk

<https://signaturepropertypartners.co.uk/>